

MORGAN H LEWIS



Asking Price £290,000

Barnsley Street, Wigan WN6 7HN

- *Fully Renovated & Extended Semi-Detached Home
- *Three Generous Bedrooms
- *Modern Fitted Kitchen
- *Bi-Fold Doors & Electric Velux Windows
- *Underfloor Heating & Hive System
- *New Driveway & Garden

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This beautifully presented three-bedroom semi-detached property has been completely transformed from the ground up, offering a fantastic opportunity to acquire a truly turnkey home where every major element has been carefully considered and renovated to a high standard. Having been fully stripped back and comprehensively refurbished, the property combines modern style, comfort and practicality with an impressive extended layout, making it an ideal home for modern family living.

Upon entering, it is immediately clear that this is no ordinary refurbishment, with the property benefiting from a brand-new roof, full re-wire and new plumbing throughout, alongside a modern Hive heating system and underfloor heating. The entire property has been re-plastered, with sound-acoustic boards fitted to the boundary walls, providing an additional level of comfort and privacy. New windows and a new front door complete the external transformation, giving the property a fresh and contemporary feel from the moment you arrive.

The ground floor has been thoughtfully redesigned to maximise the available space, with a convenient new downstairs WC and a superb open-plan living environment created through the rear extension. The heart of the home is undoubtedly the impressive new kitchen, which has been designed with both style and functionality in mind, incorporating excellent additional storage and a generous amount of workspace. The kitchen is also fully equipped with a dishwasher, washer/dryer, fridge, freezer, hob and oven, meaning there is very little left for the new owner to do other than move in and enjoy.

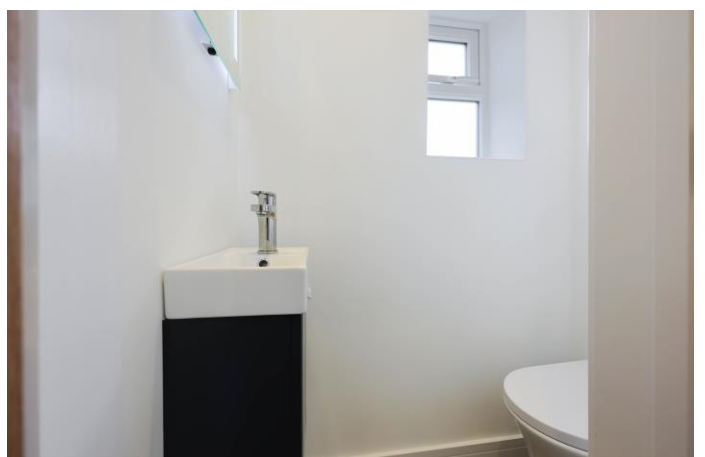
The extension creates a fantastic sense of space and is flooded with natural light thanks to the impressive bi-fold doors and electric Velux windows. The bi-fold doors open directly onto the newly created garden, providing a seamless connection between the kitchen and outside space and making this an ideal setting for entertaining, relaxing or simply enjoying everyday family life. The combination of underfloor heating, contemporary finishes and abundant natural light creates a particularly inviting space throughout the year. To the first floor are three well-proportioned bedrooms, all finished to complement the rest of the property and each prepared with TV hanging points, allowing for a clean and modern setup without the need for additional works. The newly fitted family bathroom provides a stylish and practical finishing touch to the accommodation.

Externally, the property has been just as comprehensively transformed, with a new driveway and garden completing the renovation and providing useful off-road parking and an attractive outdoor space to enjoy.

The location adds further appeal, with Barnsley Street positioned within easy reach of Wigan town centre, where a wide range of shops, restaurants, leisure facilities and everyday amenities can be found. The property is also conveniently located for transport links, with Wigan North Western and Wigan Wallgate railway stations within easy reach, making the area particularly convenient for commuters. A selection of schools, local amenities and green spaces are also available nearby.

Having undergone such an extensive programme of works, this property offers the rare combination of a completely renovated home, a substantial modern extension and a move-in-ready finish, without the usual expense and disruption associated with undertaking these works yourself. From the new roof and electrics through to the kitchen, bathrooms, heating, windows, driveway and garden, the hard work has already been done.

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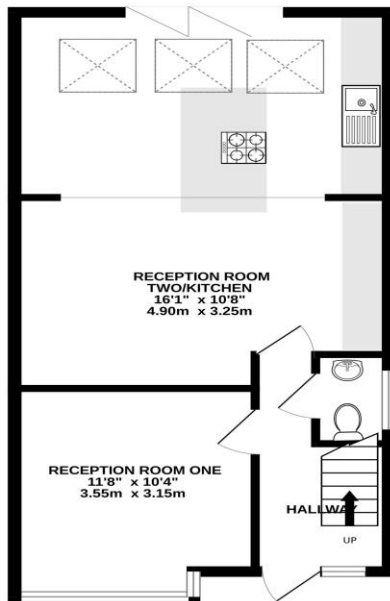


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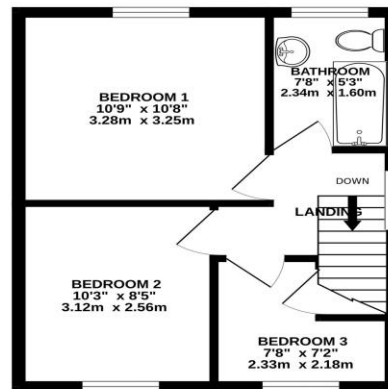


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GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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